

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for February 15, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05002
Mustang Ridge

PROPOSAL: A final plat consisting of 4 lots

LOCATION: Southeast of the intersection of NW 27th and W. Agnew Road.

LAND AREA: 78.44 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The remaining portion of the East ½ of the NW 1/4 of Section 16, T12N, R6E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Farmland, pasture

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides. Raymond Central School and one farm house to the north.

HISTORY: Mustang Ridge Preliminary Plat and Community Unit Plan were approved by the Planning Commission on September 15, 2004 and the Lancaster County Board on October 19, 2004.

UTILITIES: Individual well water and waste treatment is proposed.

TRAFFIC ANALYSIS: W. Agnew Road is a paved county road.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.

2. The County Engineer's letter of January 5, 2005 notes no objection.
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the north arrow on the plat sheets.
 - 1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.1.3 Vertical cord length for curve 'C'.
 - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 2.4 To complete the private improvements shown on the preliminary plat.
 - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
 - 2.6 To relinquish the right of direct vehicular access to W. Agnew Road except for N.W. 22nd Street.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

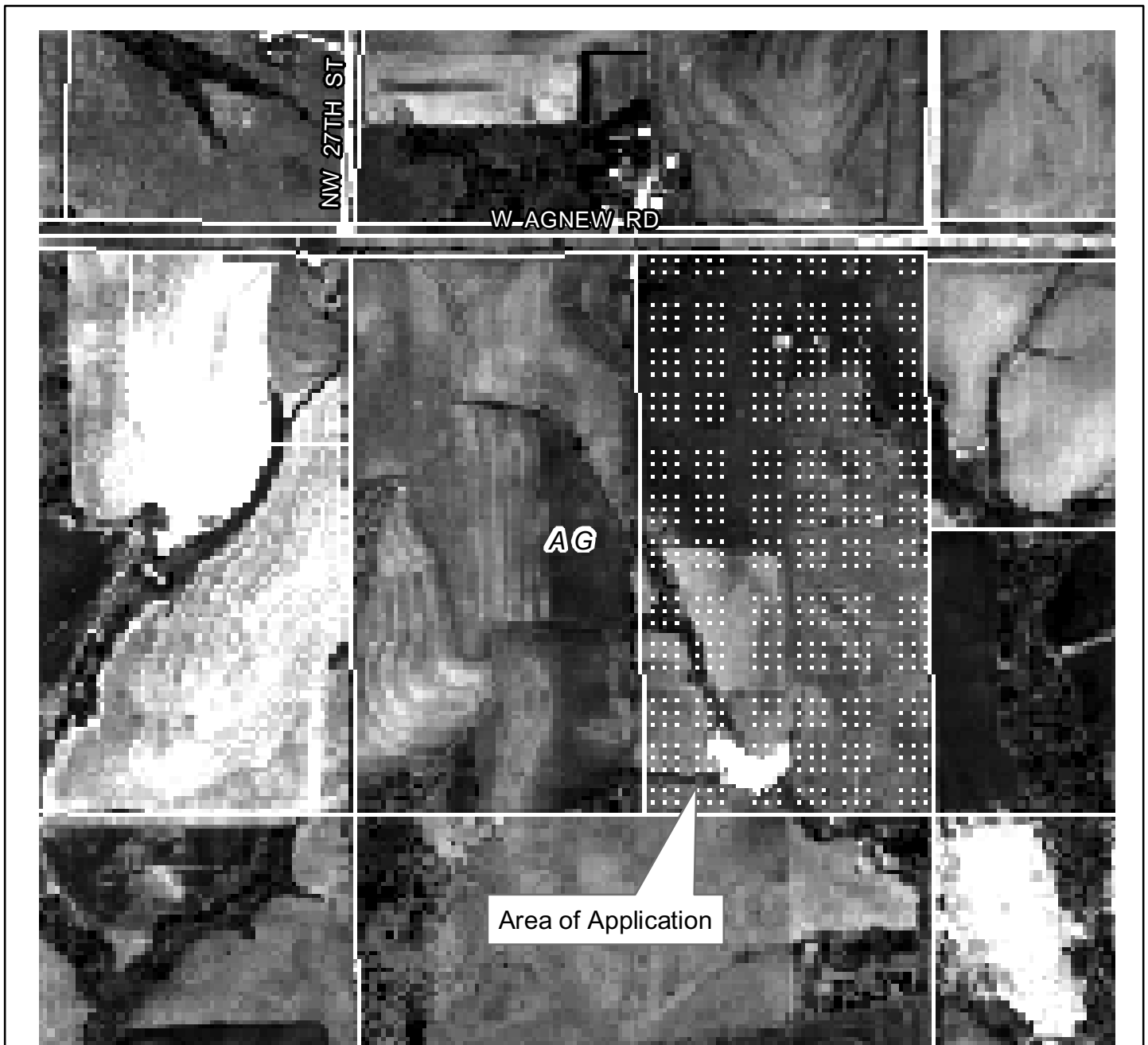
Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
January 28, 2005

APPLICANT: Brian D. Carstens, for Aspen Builders
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434 - 2424

OWNER: Robert L. Benes and Michelle S. Benes, husband and wife
1640 Normandy Court, Suite "A"
Lincoln, NE 68512
423 - 6811

CONTACT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434-2424



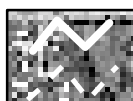
2002 aerial

Co. Final Plat #05002 **Mustang Ridge** **NW 27th & Agnew Rd.**

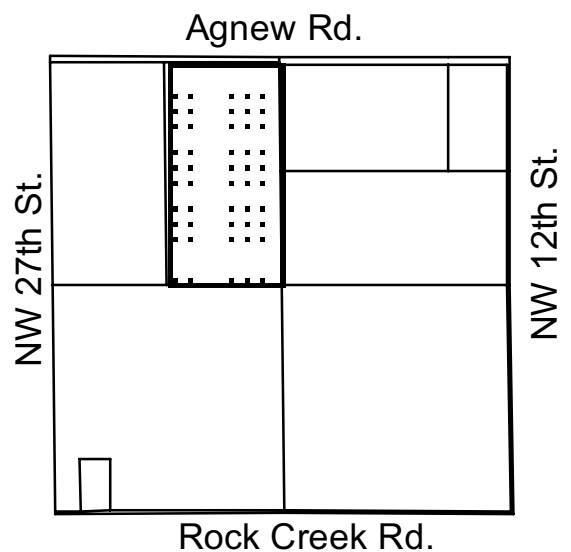
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 16 T12N R6E

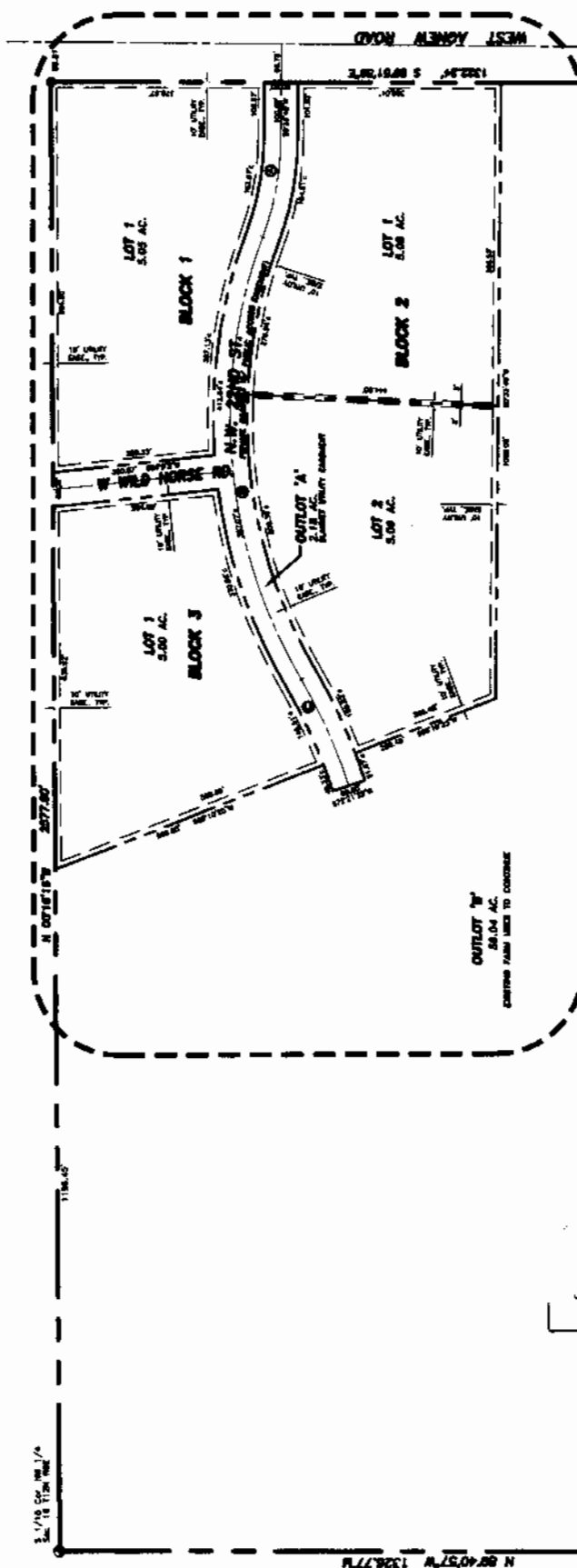


Zoning Jurisdiction Lines
 City Limit Jurisdiction



MUSTANG RIDGE ADDITION

FINAL PLAT
BASED ON MUSTANG RIDGE
COUNTY PRELIMINARY PLAT #04020



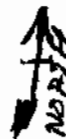
SEE SHEET 3 OF 3

JAN - 3 2005

Co. Final Plat #05002
Mustang Ridge
NW 27th & Agnew Rd.

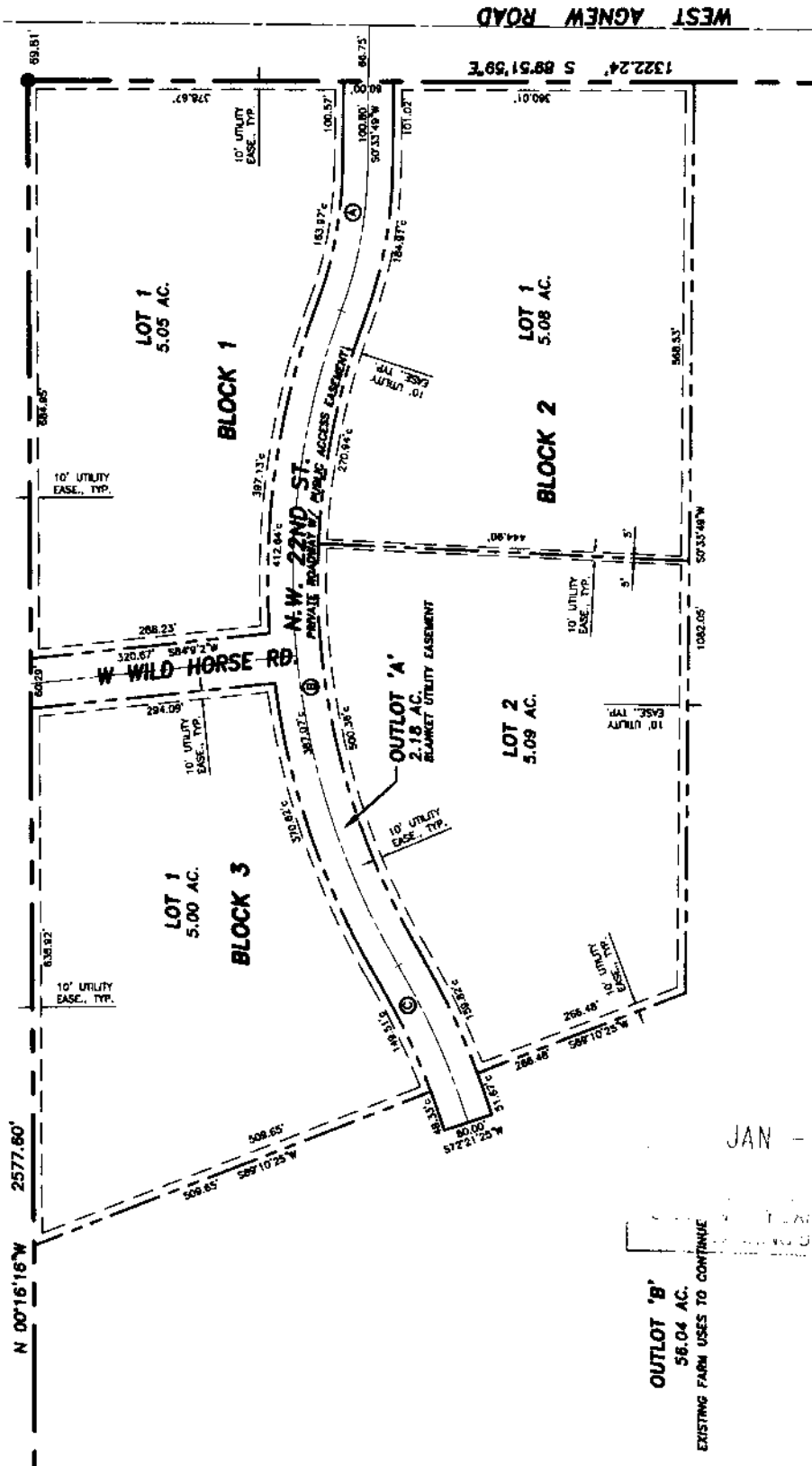
Total Lots = 4
Total Outlots = 2
Total Acres = 78.44

SCALE: 1" = 150'



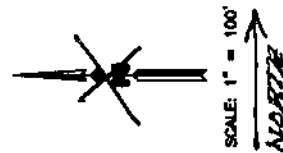
MUSTANG RIDGE ADDITION

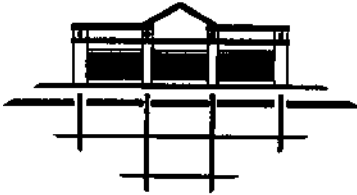
FINAL PLAT
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COUNTY PRELIMINARY PLAT #04020



JAN - 3 2005

Co. Final Plat #05002
Mustang Ridge
NW 27th & Agnew Rd.





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

December 30, 2004

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: MUSTANG RIDGE ADDITION - FINAL PLAT

Dear Mr. Krout,

On behalf of Aspen Builders, we are submitting the Final Plat for Mustang Ridge Addition. We are creating 4 Single Family Acreage Lots and 2 outlots as per the County Preliminary Plat #04020 and County Special Permit #04046 of Mustang Ridge.

Enclosed with this application is the following:

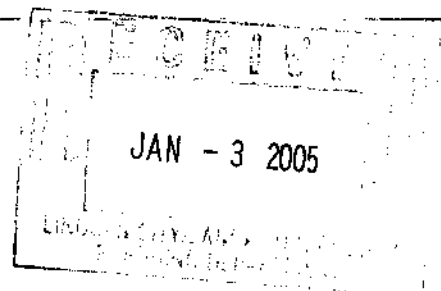
- 16 copies of the Final Plat
- County Final Plat Application
- County Final Plat Technical Checklist
- Application Fee - \$225.00
- Certificate of Ownership
- 8 1/2" x 11" Reduction

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Aspen Builders, Robert Benes



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb

DATE: January 14, 2005

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: Mustang Ridge Addition

EH Administration

FP #05002

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

January 5, 2005

Mike Dekalb, Project Planner
555 S. 10th #213
Lincoln, NE 68508

RE: Mustang Ridge Addition

Mike, I have reviewed the subject plat and see easements in place as we would hope. I do wonder about the orientation of the last Plat based on the 1/16th corners, as compared with the first plat.

As always, thanks for your cooperation.

Sincerely,

Rick Volmer, Construction Superintendent, Area 2

Lancaster

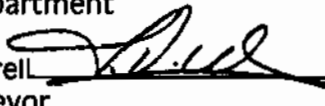
DON R. THOMAS - COUNTY ENGINEER

County

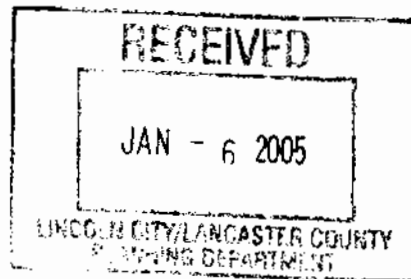
Engineering

Department

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: January 5, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: MUSTANG RIDGE ADDITION - FINAL PLAT

Upon review, this office has no objections to this submittal.



LVW/cm